

## Chapter 5 Article II:

# Non-Residential Building Code Changes

The City of Charlotte is seeking community input for the review and evaluation of the Non-Residential Building Code Ordinance. Suggestions of proposed changes are currently being reviewed by a stakeholder's group. If you would like to see a complete list of new and revised standards, you can visit [charlottnc.gov/hns](http://charlottnc.gov/hns) or attend a public input session.

### DATES OF MEETINGS:

2/24 – 6 PM

2/26 – 10:30 AM

3/3 – 1:30 PM

3/4 - 6 PM

**All engagement sessions will be virtual. Sign up at: [publicinput.com/NRBCOrdinance](http://publicinput.com/NRBCOrdinance).**

*\*Bold Text Indicates Proposed New Provision*

Section / Standard	Current	Recommendation	Rationale
Sec. 5-44. - Violations; Penalty	(c) Establishes a civil penalty of 500.00 for the first day, and 50.00 for each successive day of non-compliance	Increase the civil penalty from \$500 for the first day and \$50 for each additional day to \$250 daily until the property is in compliance	Improves compliance, and is more consistent with other ordinances
Sec. 5-46 Maintenance Standards	Establishes that only electrical, plumbing, devices or systems in use, intended for use, or required by law are subject to the code	Add <b>Upon discovery of any possible violation related to provisions of the North Carolina Fire Code, including fire protection and life-safety systems, a referral shall be made to the Charlotte Fire Department, Fire Marshal's Office for inspection and enforcement</b>	Clarifies and spells out where primary life safety systems are always required.
5-47 External Maintenance Standards	New provision 5-47 (b) (8)	<b>Require electrical breaker boxes, dead front covers, junction boxes, busways, or other electrical enclosures be in good condition and safe</b>	Clarifies and spells out electrical safety requirements
5-47 External Maintenance Standards	New provision 5-47 (c) (8)	<b>Require that all door fenestration be in operable condition</b>	Windows are currently addressed in the code. This adds and requires that doors be operable also
5-47 External Maintenance Standards	5-47 (d) (1) Requires structural integrity and maintenance, in general	Add specific structural requirements for rafters and joists	Clarifies and spells out requirements for commonly found violations
5-48 Interior Maintenance Standards	Establishes general requirements for interior maintenance	Add wall and ceiling coverings	Adds specificity to address a common violation
5-48 Interior Maintenance Standards	5-48 (c) (6) Requires that all mechanical appliances and systems be properly installed and be in safe, working condition	Add requirement for ventilation and cooling systems	In addition to heating systems, ventilation and cooling systems are properly installed and operate as intended